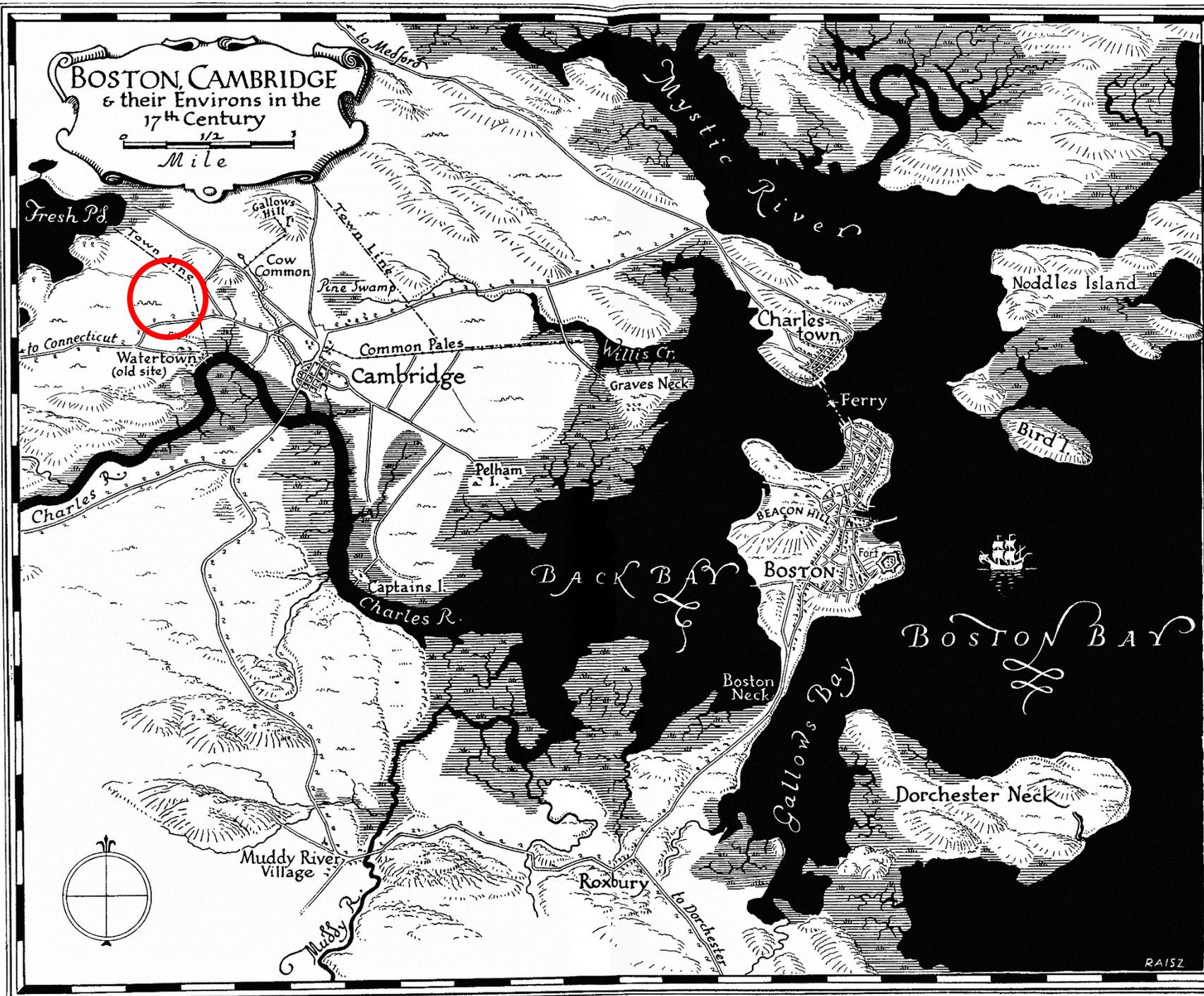


# **Reservoir Hill**

## **Neighborhood Conservation District Proposal**

**Cambridge Historical Commission  
December 6, 2016**



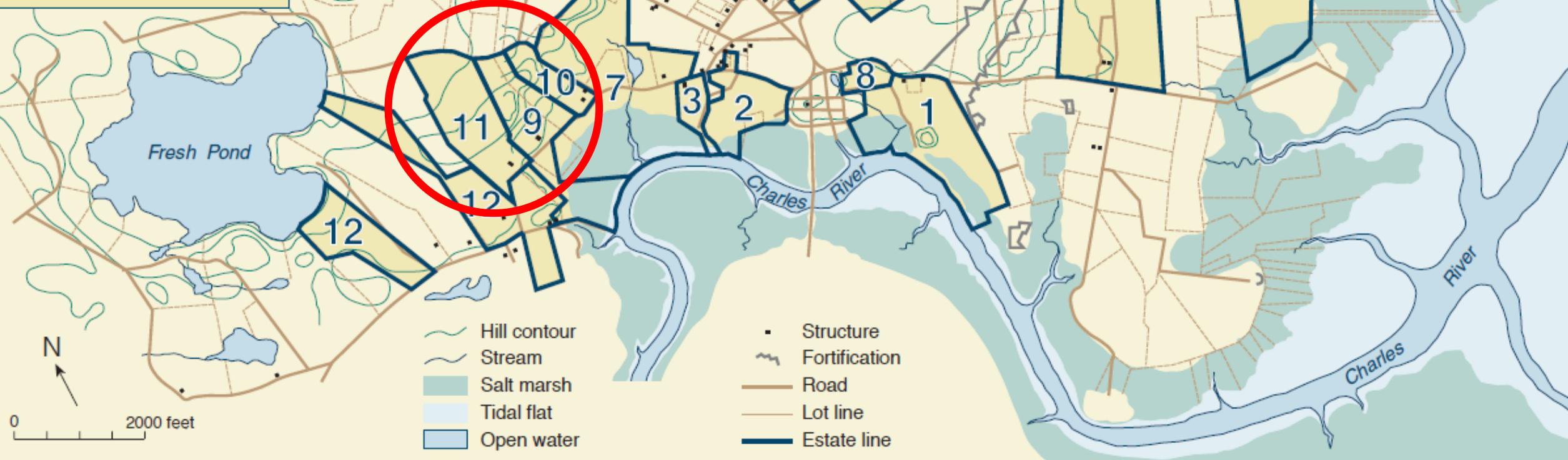
Reconstructed plan of Cambridge and environs in the 17th century

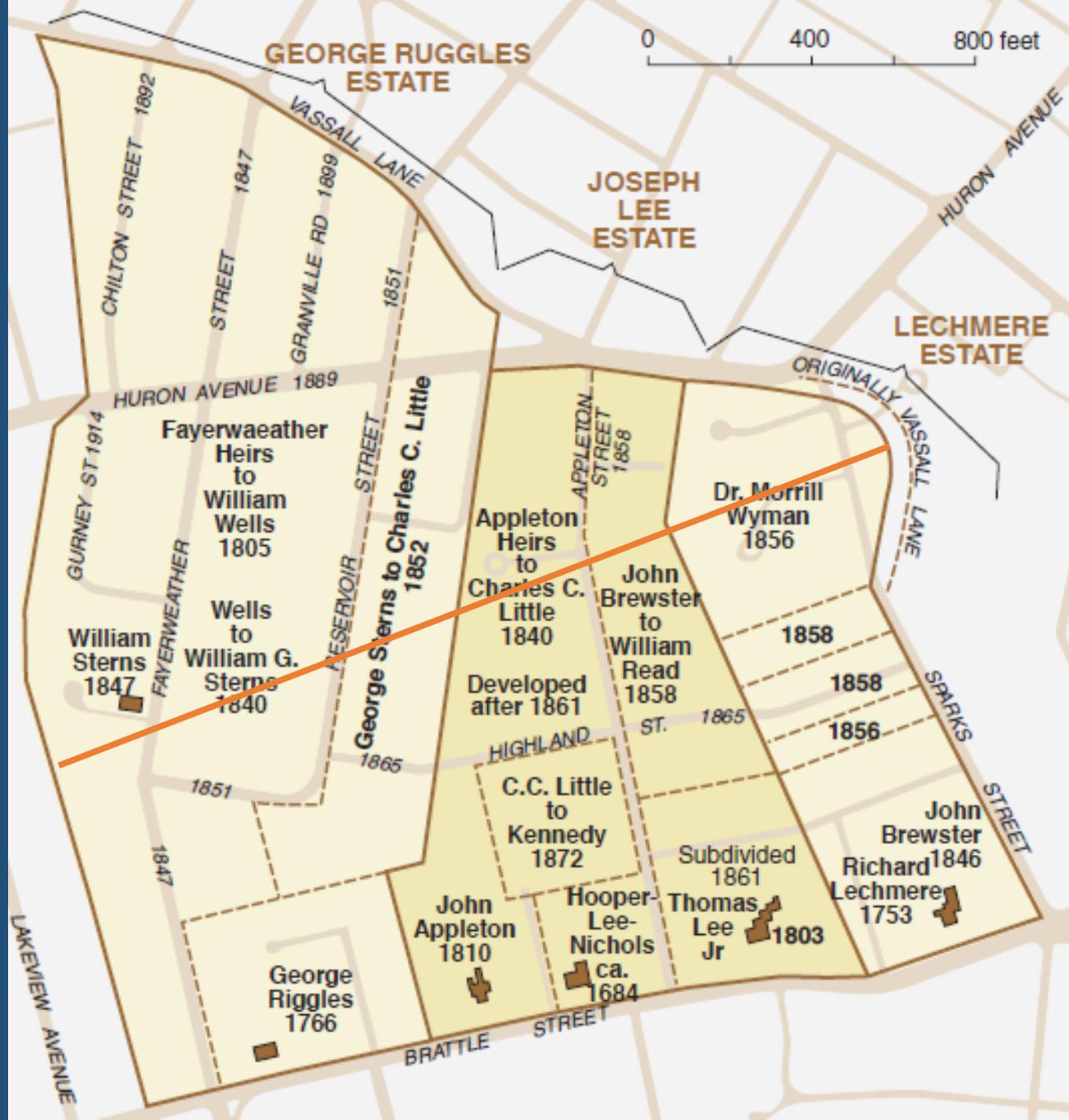


A plan prepared for the legislature in 1754 showing land in Watertown (west of Sparks Street and Vassall Lane, including present Reservoir Hill) and Charlestown whose owners wished to be set off to Cambridge.

**Loyalist Estates:**

- |    |                  |          |
|----|------------------|----------|
| 1  | David Phips      | 1725     |
| 2  | William Brattle  | 1727     |
| 3  | Henry Vassall    | 1746     |
| 4  | Spencer Phips    | 1750     |
| 5  | John Foxcroft    | ca. 1750 |
| 6  | Ralph Inman      | 1756     |
| 7  | John Vassall Jr. | 1759     |
| 8  | East Apthorp     | 1760     |
| 9  | Judge Joseph Lee | ca. 1760 |
| 10 | Richard Lechmere | 1761     |
| 11 | George Ruggles   | ca. 1764 |
| 12 | Thomas Oliver    | 1767     |





# Reservoir Hill District Study Area

## District Study Area

Reservoir Hill (Proposed)

## Historic Districts (M.G.L Ch.40C)

Fort Washington

Old Cambridge

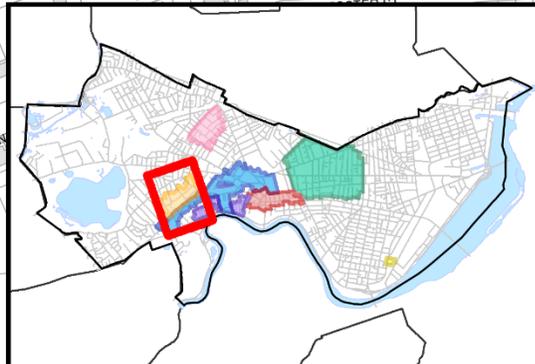
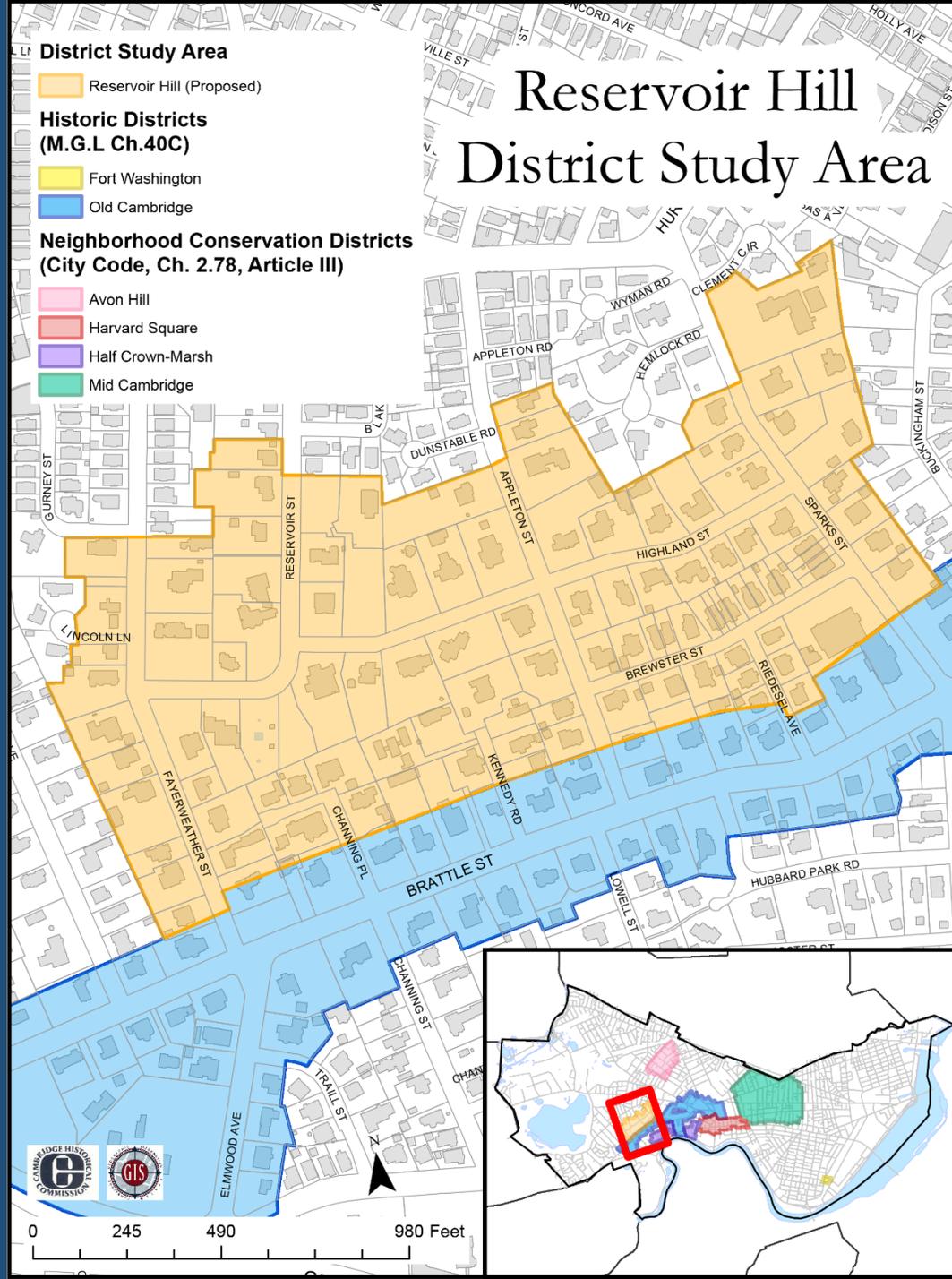
## Neighborhood Conservation Districts (City Code, Ch. 2.78, Article III)

Avon Hill

Harvard Square

Half Crown-Marsh

Mid Cambridge





Lechmere-Sewall-Riedesel house and barn, 149 Brattle Street (1761),  
looking west from the corner of Craigie and Sparks streets  
toward the Joseph Lee mansion (153 Brattle Street), ca. 1870





Hooper-Lee-Nichols  
house, 159 Brattle St.  
(ca. 1690).  
Photo ca. 1895.





Thomas Fayerweather house, 175 Brattle Street (1764). Painting by unknown artist, before 1854.



Fayerweather Estate:

Fayerweather Street (1847)

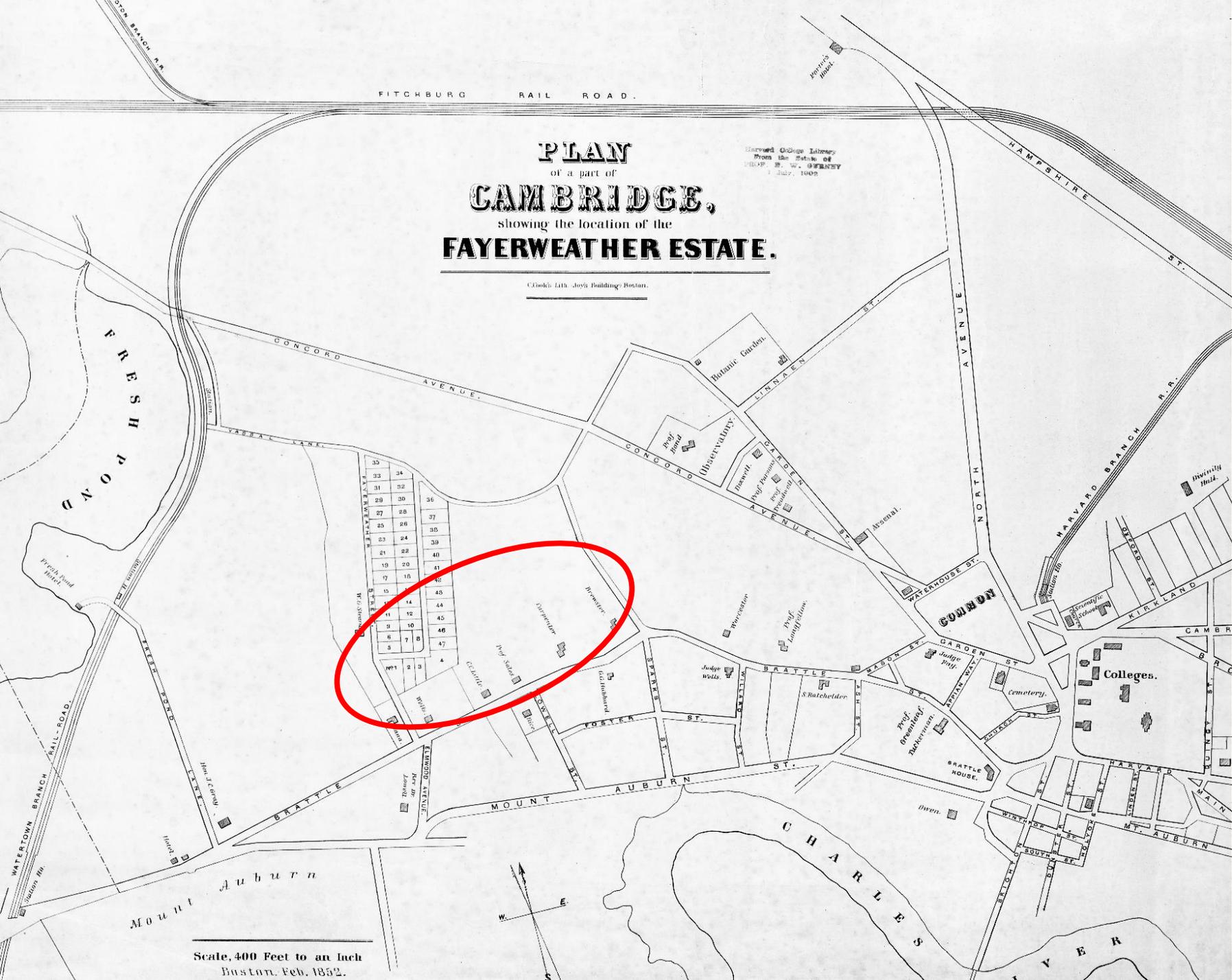
Reservoir Street (1851)

Highland Street (1865)

PLAN  
of a part of  
**CAMBRIDGE,**  
showing the location of the  
**FAYERWEATHER ESTATE.**

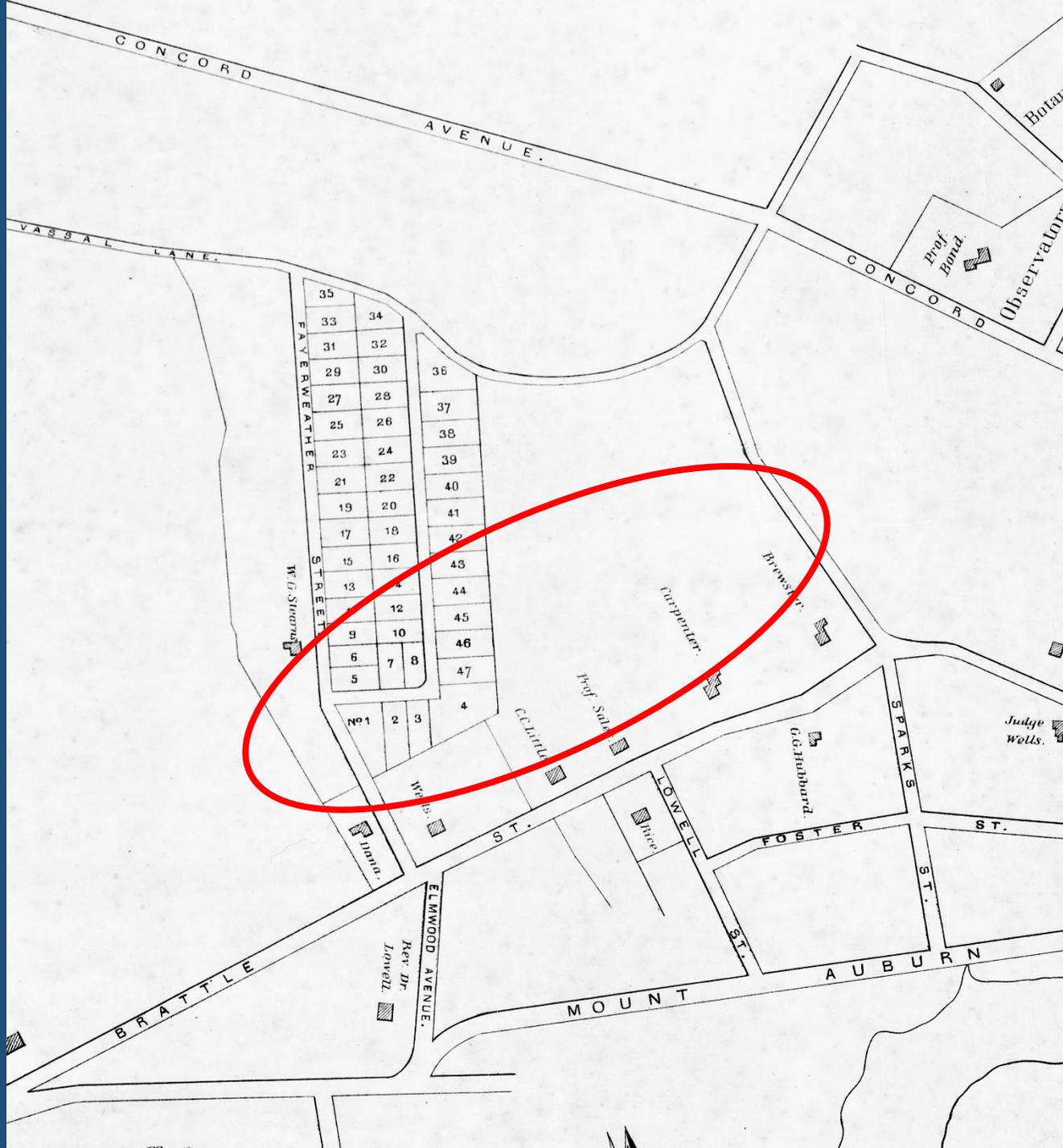
Harvard College Library  
From the Estate of  
WILLIAM G. STEARNS  
July 7, 1909

Charles 14th. Jos. Building Boston.

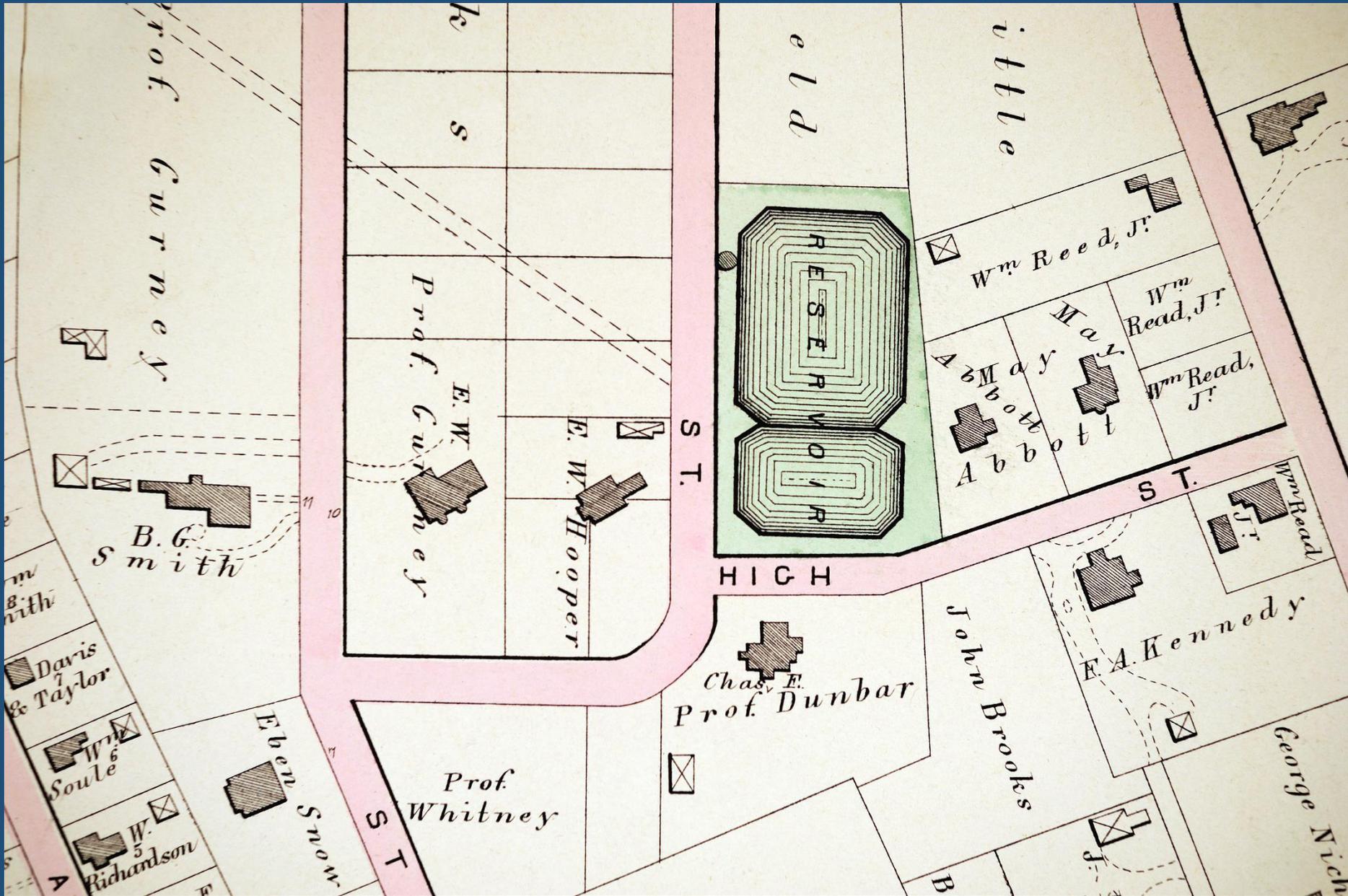


William G. Stearns's  
subdivision of the  
Fayerweather estate,  
1852

Scale, 400 Feet to an Inch  
Boston, Feb. 1852.



William G. Stearns's  
subdivision of the  
Fayerweather estate,  
1852



Reservoir Hill houses in 1873, as originally sited.

The Stearns house is labeled "B.G. Smith"



Cambridge Water Works reservoir and standpipe, ca. 1895. Demolished 1902.



Prof. Charles H. Dunbar  
house, 64 Highland Street  
(1860; demolished 1963).  
Photo 1949



Alan Steinert House,  
64 Highland Street

Frederick Bruck, architect  
1963



Nathaniel C. Nash house, 1 Reservoir Street (1902, G.A. Moore, architect; demolished 1964)



Peter Hiam house,  
46 Fayerweather Street  
(1968, Geometrics Inc.,  
architects; demolished 2007).

Photo during construction,  
1968–69



Joseph Lee Estate

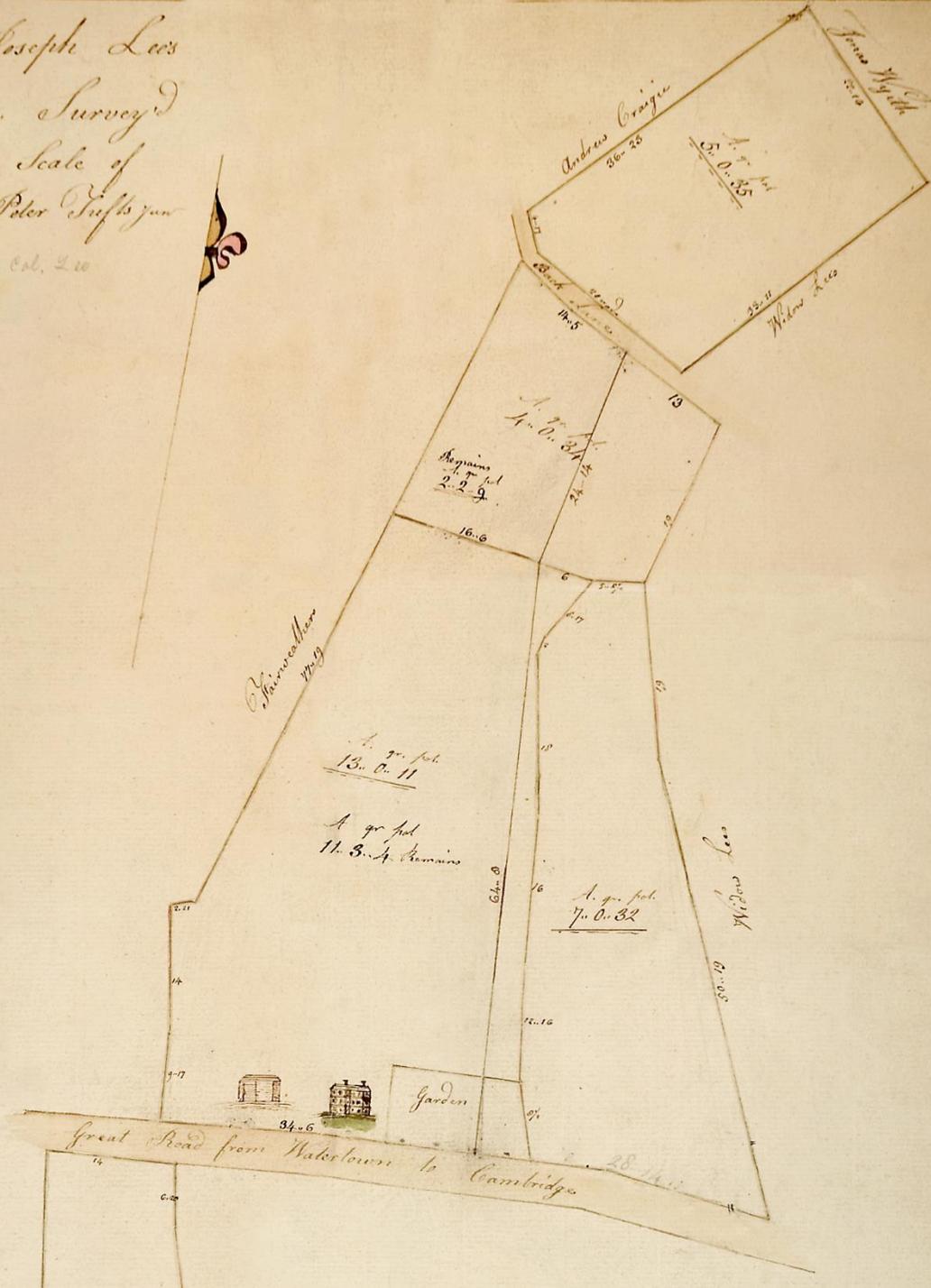
Appleton Street (1858)

Kennedy Road (ca. 1860)

Highland Street (1865)

A Plan of Mr Joseph Lees  
 Farm in Cambridge, Survey'd  
 and Drawn from a Scale of  
 10 rods to an inch By Peter Tappan  
 January 20<sup>th</sup> 1803 Col. 210

A. q. f. d.  
 5. 0. 35  
 4. 0. 34  
 7. 0. 32  
 13. 0. 11  
 17. 1. 3  
 2. 3. 24  
49. 3. 19

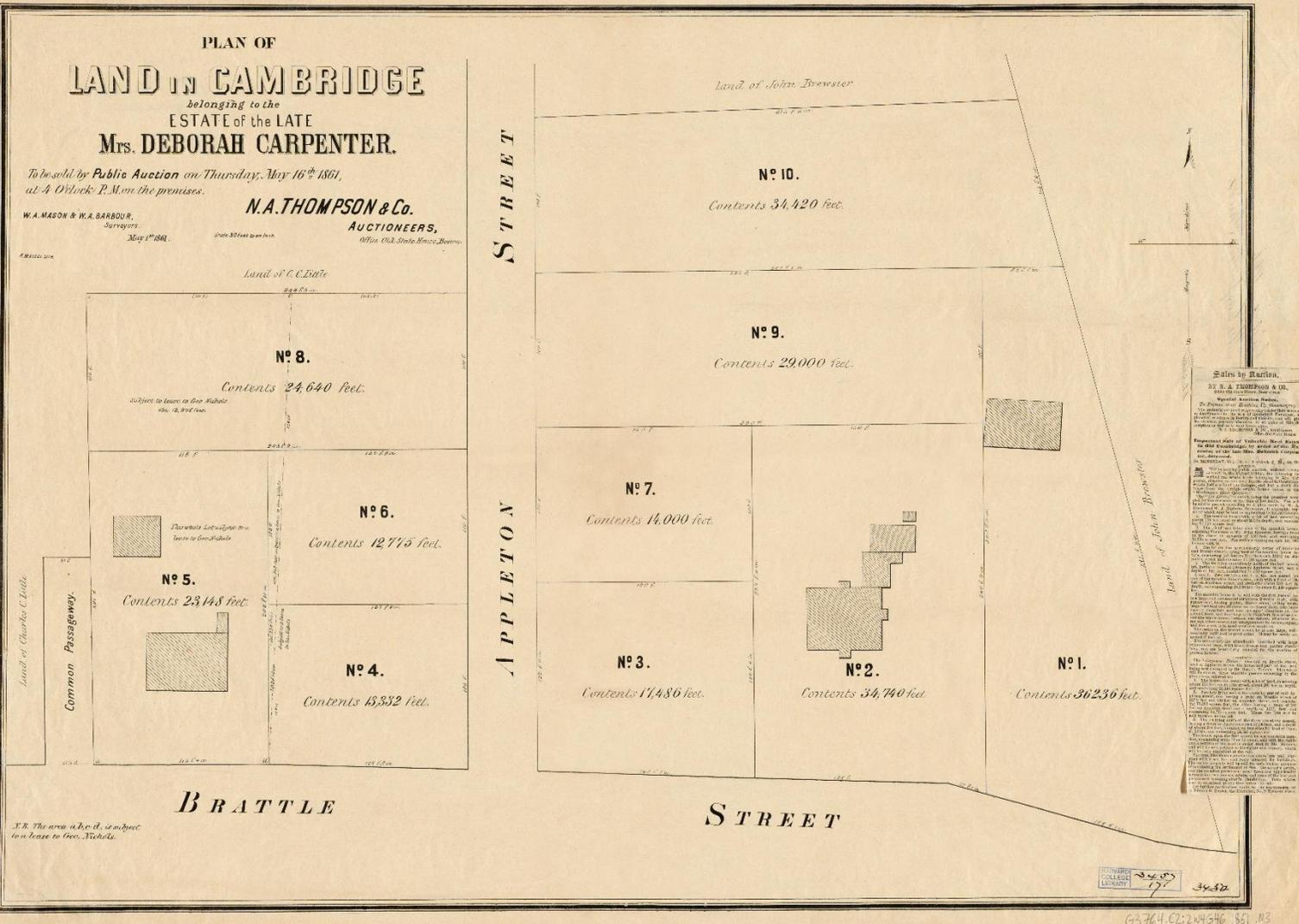


Joseph Lee estate, 1803.  
 The 49-acre estate included  
 a 3-acre field north of Vassal  
 Lane and 17 acres with river  
 frontage south of Brattle  
 Street.

PLAN OF  
**LAND IN CAMBRIDGE**  
belonging to the  
ESTATE of the LATE  
**Mrs. DEBORAH CARPENTER.**

To be sold by Public Auction on Thursday, May 16<sup>th</sup> 1861,  
at 4 O'clock P.M. on the premises.

W. A. MASON & W. A. BARBOUR,  
Surveyors  
May 1<sup>st</sup> 1861. 100-50 feet square  
**N. A. THOMPSON & Co.**  
AUCTIONEERS,  
107 No. 102 State Street, Boston.



The division of Mrs. Deborah Carpenter's estate in 1861. "English Thomas" Lee's house and barn at 153 Brattle Street are at right; the Hooper-Lee-Nichols house at 159 Brattle is at left.



James Read Jr. house,  
88 Appleton Street (1859).  
Photo 1896.



89 Appleton Street  
1863

Richard Lechmere Estate

Sparks Street (17<sup>th</sup> century)

Brewster Street (1883-1885)

Riedesel Avenue (1885)

Highland Street (1887)



Lechmere-Sewall-Riedesel house on its original site, after John Brewster raised it and inserted a new ground floor in 1869. In 1886 William Brewster removed the original top story and moved the house to 149 Brattle. Photo 1885.



Charles Deane house, 80 Sparks Street (1858) and stable (1867)



61-67 Sparks Street  
1875



5, 7, and 9 Riedesel Avenue (left); 17-19 and 23-25 Brewster Street (background). Photo 1885–1887



James A. Noyes house, 1 Highland Street (1893–94, Longfellow, Alden & Harlow, architects).



Gen. Edward Hincks house, 333 Huron Ave./81-83 Fayerweather St. (1892).  
The photographer was standing near the intersection of Reservoir Street  
and Huron Avenue, looking northwest. Photo ca. 1895.

# Huron Avenue in 1894





1924

VIEW OF RESERVOIR STREET FROM HURON AVENUE, SHOWING THE TYPE OF DESIRABLE HOMES THAT MR. HURLEY HAS BEEN ACTIVE IN PROMOTING IN CAMBRIDGE.

## Reservoir Hill Houses Lost or Altered

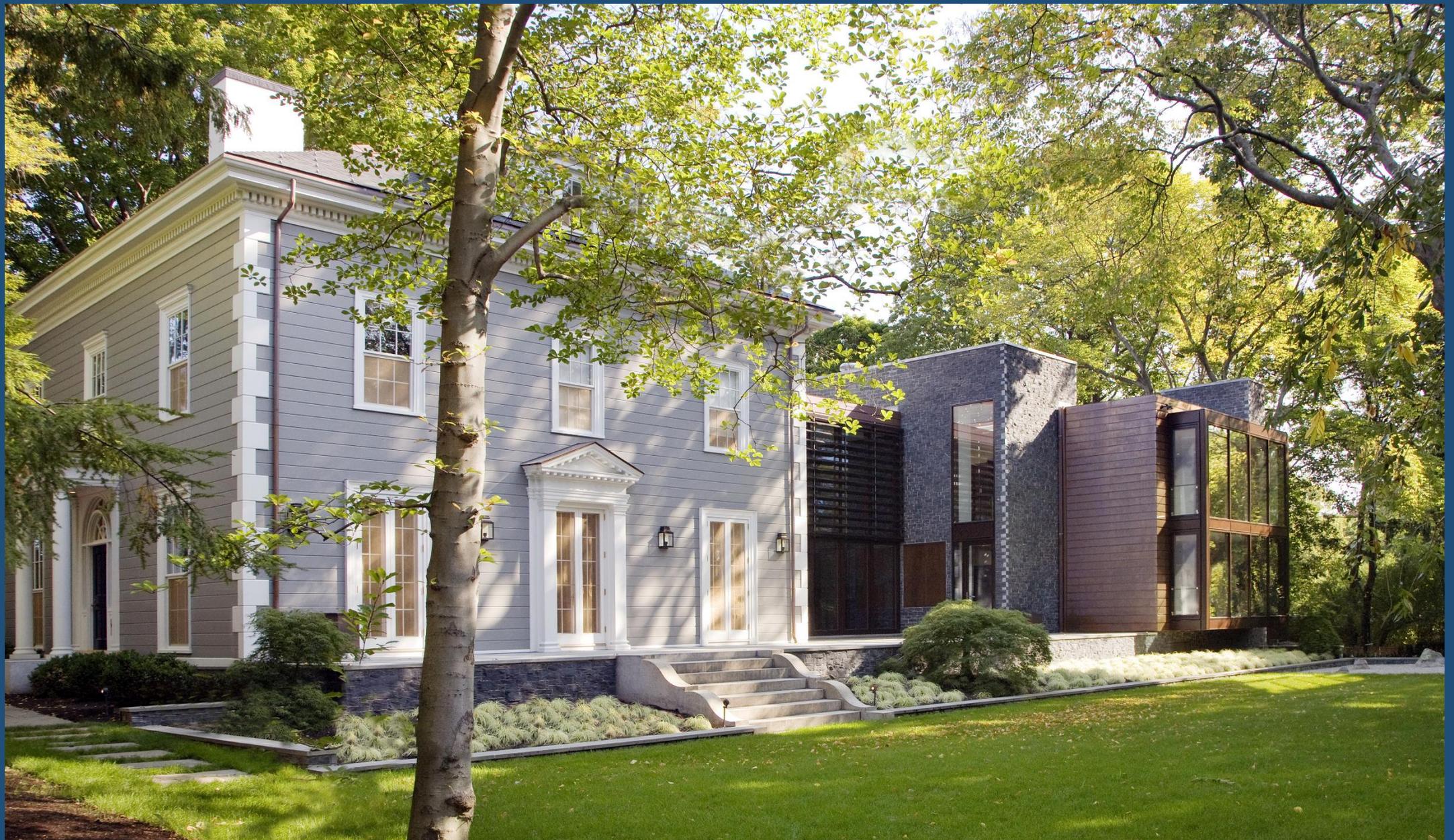


Eben Snow house,  
33 Fayerweather Street  
(1864)



33 Fayerweather St.

As altered in 1930  
and 1985; garage  
1955



William Read house, 88 Appleton Street (1859; 2008 addition, Ann Beha Architects).



45 Highland St  
Built 1872 with  
1914 and 1972  
alterations

\$749,000  
Full renovation  
begun in 2010  
including new 2-  
story addition

View ca. 2009





75 Sparks St  
Built 1892

\$651,500  
Alterations in  
2012 including  
demo garage,  
porch, gut  
remodel, new  
addition,  
windows and  
front entry

View ca. 2011





28 Fayerweather  
Built 1881

\$640,000  
Comprehensive  
rehab begun in  
2014 including  
new breakfast  
room and roof  
additions

View in 2012

28 Fayerweather St  
\$640,000  
Views in 2014





8 Kennedy Rd  
Built 1894

\$830,000  
Full renovation  
begun in 2014  
including  
replacement  
windows, new  
French doors,  
parking pad and  
sheds

View ca. 2015



8 Kennedy Rd  
Built 1894

\$830,000  
Full renovation  
begun in 2014  
including  
replacement  
windows, new  
French doors,  
parking pad and  
sheds

View in 2016



71 Appleton St  
Built 1875

\$1,836,700  
Full interior  
renovation, all  
new systems,  
replacement  
windows, restore  
garage

View ca. 2012  
(boston.com image)



Alvin F. Sortwell house, 61 Highland Street (1902, E.S. Child, architect; demolished 1948).



26 Reservoir St  
Built 1955  
Demolished 2015

\$3,395,000  
Demolition of mid  
century modern  
and construction  
of new house

View in 2014

AND ST



S&H





*PROPOSED ELEVATION FROM HIGHLAND STREET*



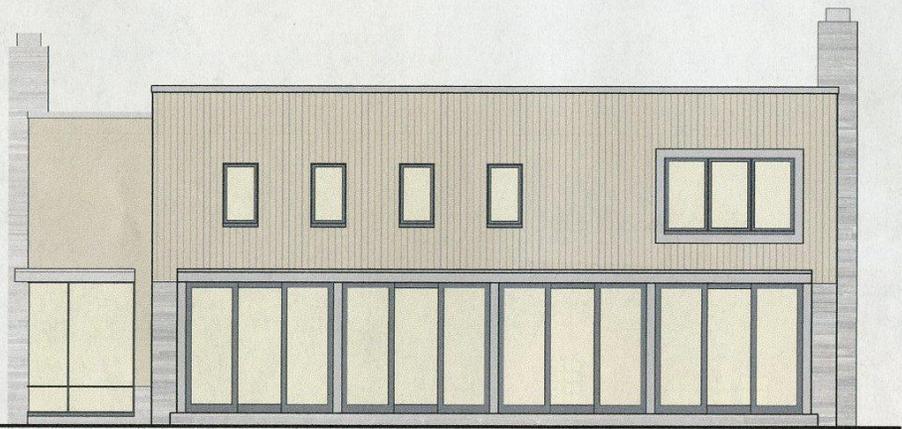
*EXISTING VIEW FROM HIGHLAND STREET*



NORTH



WEST



SOUTH



EAST





TOW ZONE  
NO  
PARKING  
←→



212-214 Harvard Street, 1808  
Remodeled 2011





## Reservoir Hill Historic District – Neighborhood Conservation District Study Timeline

June 2015	CHC votes to initiate study, effective October 2015
October 2015	One-year study begins with CHC jurisdiction Study Committee appointed and begins deliberation
10/2015-10/2016	CHC reviews 21 applications for alterations; 13 approved by staff, 8 approved after public hearing
October 2016	CHC jurisdiction ends

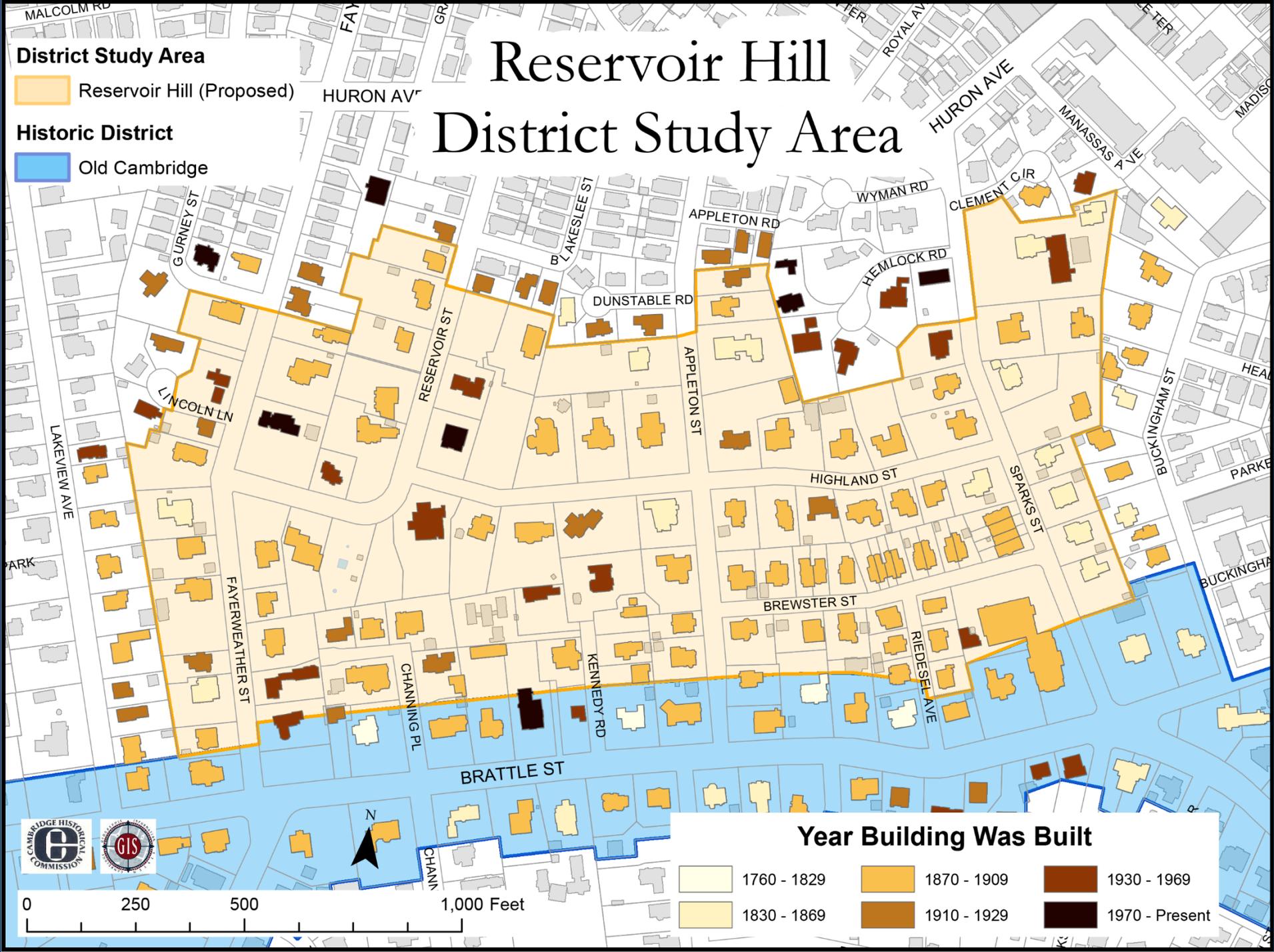
# Reservoir Hill District Study Area

## District Study Area

 Reservoir Hill (Proposed)

## Historic District

 Old Cambridge



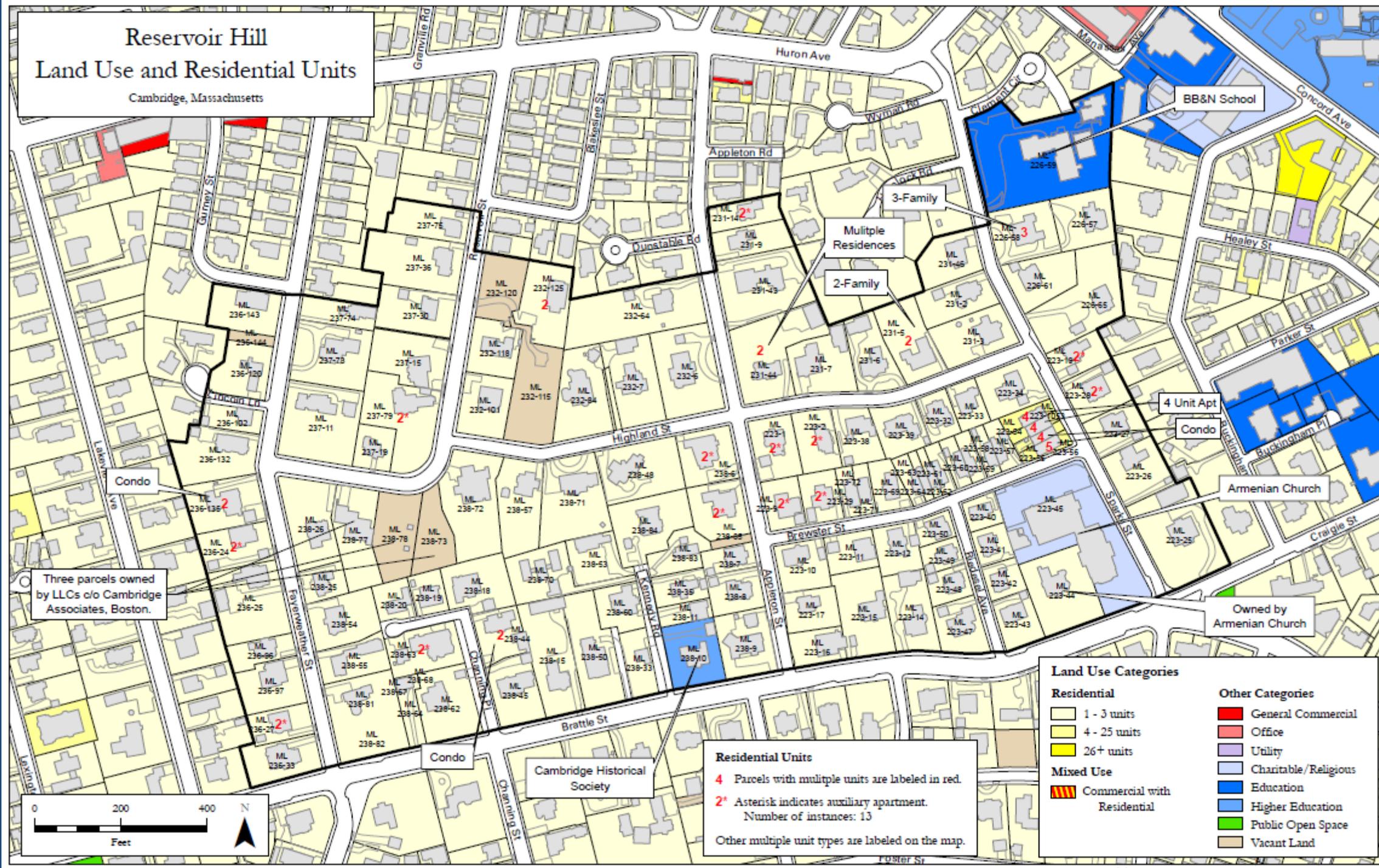
### Year Building Was Built

	1760 - 1829		1870 - 1909		1930 - 1969
	1830 - 1869		1910 - 1929		1970 - Present



# Reservoir Hill Land Use and Residential Units

Cambridge, Massachusetts



Condo

Three parcels owned by LLCs c/o Cambridge Associates, Boston.

Condo

Cambridge Historical Society

BB&N School

Multiple Residences

3-Family

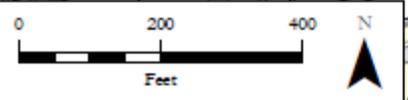
2-Family

4 Unit Apt

Condo

Armenian Church

Owned by Armenian Church



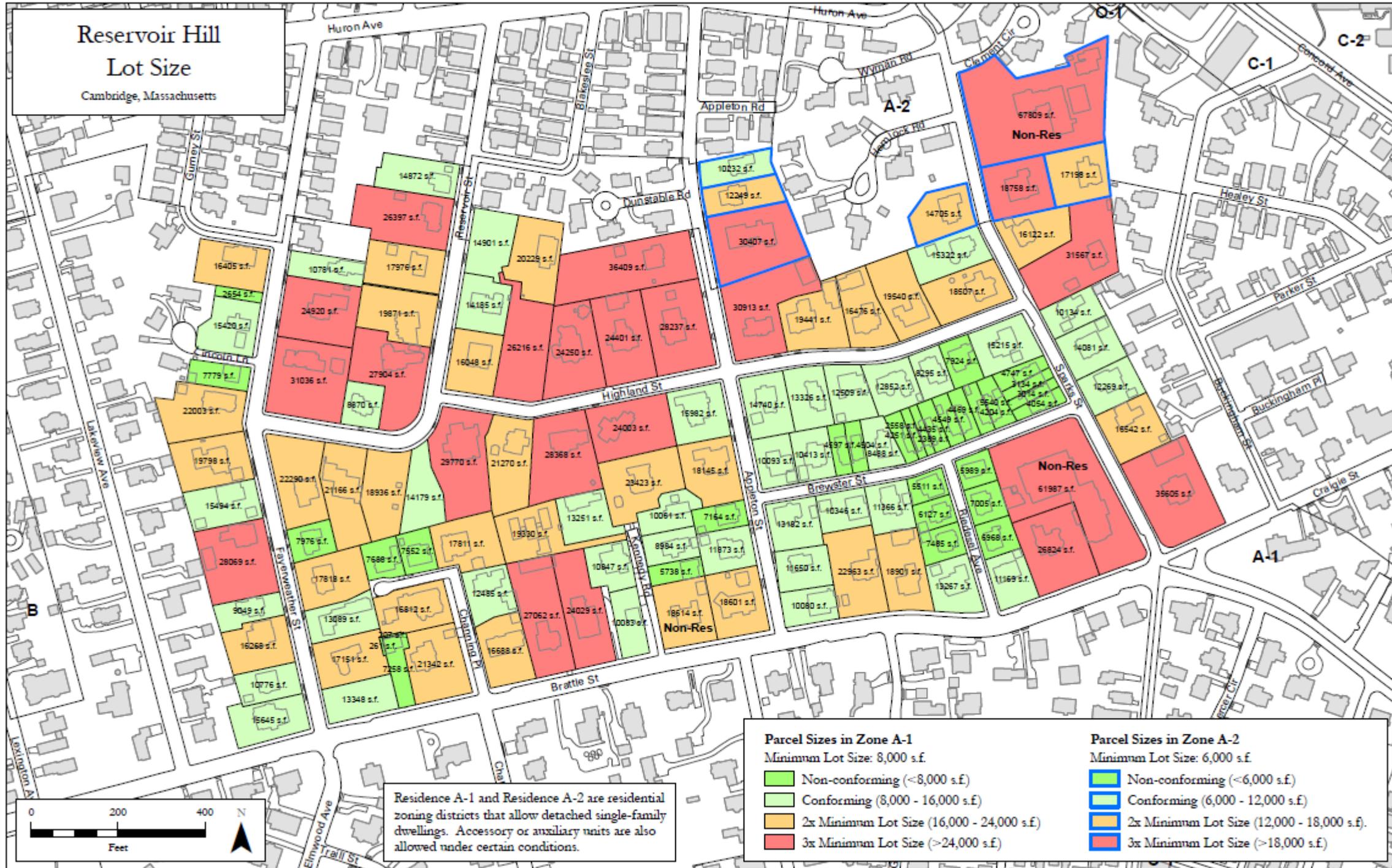
**Residential Units**  
 4 Parcels with multiple units are labeled in red.  
 2\* Asterisk indicates auxiliary apartment.  
 Number of instances: 13  
 Other multiple unit types are labeled on the map.

Land Use Categories	
<b>Residential</b>	<b>Other Categories</b>
1 - 3 units	General Commercial
4 - 25 units	Office
26+ units	Utility
<b>Mixed Use</b>	Charitable/Religious
Commercial with Residential	Education
	Higher Education
	Public Open Space
	Vacant Land

# Reservoir Hill

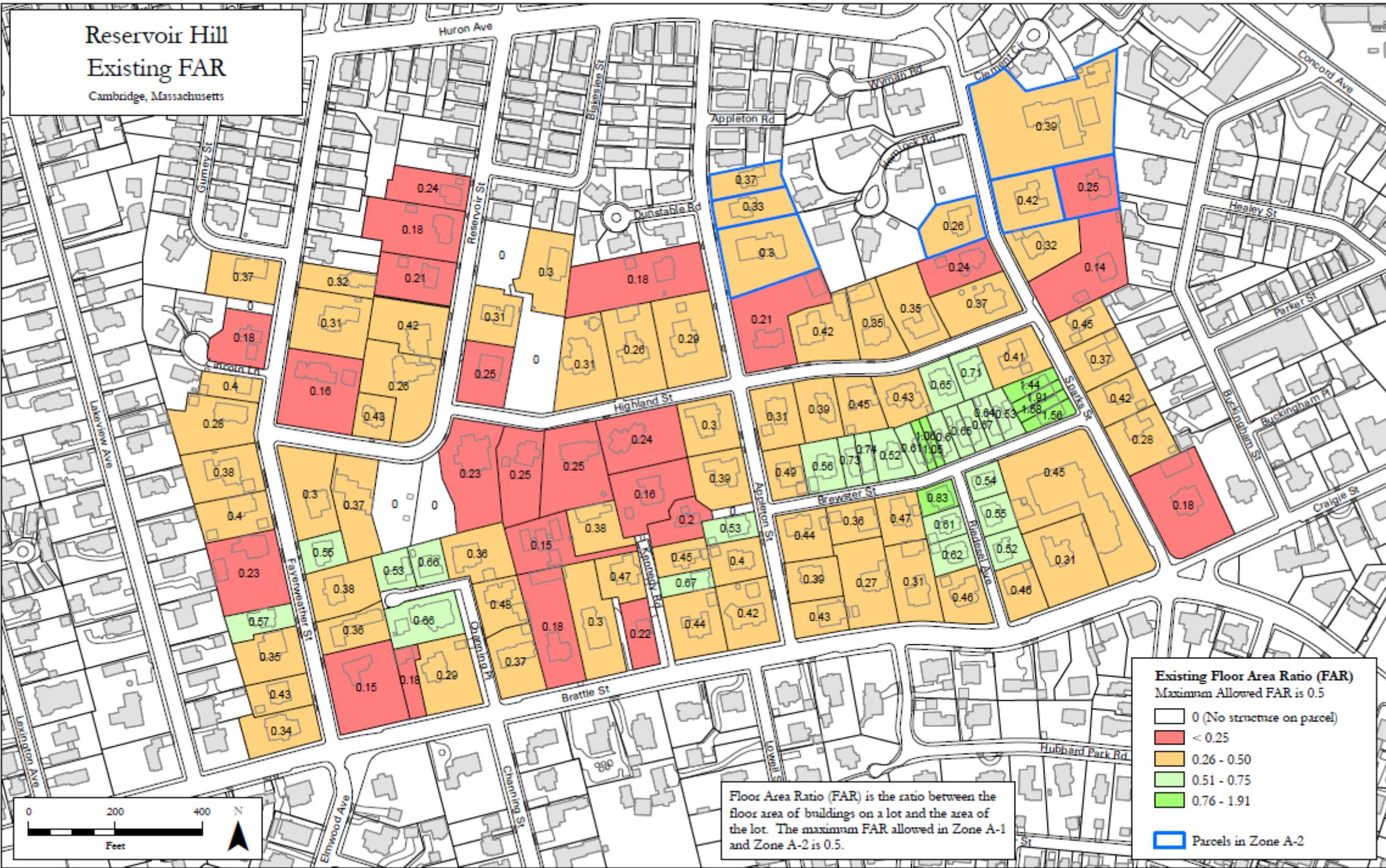
## Lot Size

Cambridge, Massachusetts



# Reservoir Hill Existing FAR

Cambridge, Massachusetts

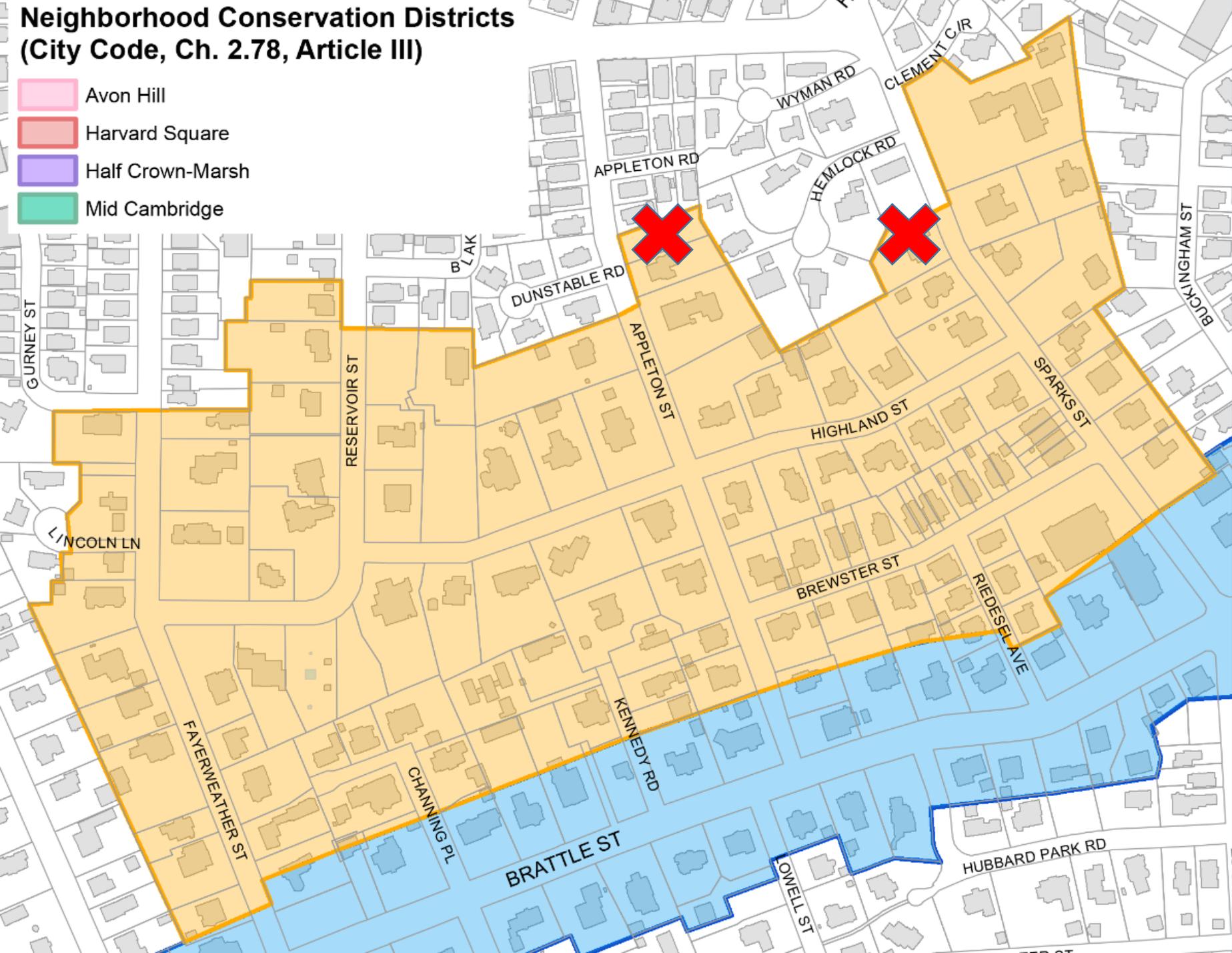


## Proposed Goals

- to preserve, conserve and protect the character and heritage of the architecture and streetscape,
- to improve the quality of its environment,
- to establish a process for accommodating changes
- to ensure that additions and alterations are compatible with the existing character
- to provide a forum for neighborhood dialogue
- to offer technical assistance
- to foster wider public appreciation of the neighborhood
- to promote the public welfare by making the District a more attractive and desirable place in which to live.

# Neighborhood Conservation Districts (City Code, Ch. 2.78, Article III)

- Avon Hill
- Harvard Square
- Half Crown-Marsh
- Mid Cambridge



Amended Study Area  
Boundaries

106 Appleton Street  
77 Sparks Street  
removed from study

## Proposed Exemptions

1. Interior work and exterior color
2. Repairs or replacements in-kind
3. Terraces, walks, driveways, sidewalks,
4. Walls and fences four feet (forward of house) Walls and fences six feet or less in height (elsewhere on a property)
5. Solar panels that meet guidelines
6. Flat profile skylights (less than 30% roof area)
7. Temporary signs, temporary structures, lawn statuary, or recreational equipment
8. Storm doors and windows, half-screens, and window air conditioners
9. Pad mounted HVAC equipment (not at front, screened)
10. Utility meters (screened)
11. One-story accessory building of less than 100 square feet
12. Repair or reconstruction of a foundation wall